

# 8 PARK MASTER PLAN CONCEPTS

## Public Process

The Public Input Meeting was held on the evening of August 30, 2010 at Pine Forest High School in Fayetteville, N.C. The main goal of the Public Input Meeting process was to introduce the State Park project to the community. The public input process provides valuable insight into the citizens wants and desires for the proposed park, and also pinpoints the facilities and activities they would enjoy. Over 40 citizens attended the presentation and the viewing of Park Master Plan Concepts on display. Attendees were invited to write their comments on the concept maps and fill out surveys which were handed out during the meeting. An online survey was launched the next day and was open until September 27, 2010. A total of 415 people responded to the paper and online survey. The presentation was available digitally on the N.C. Division of Parks and Recreation website for review and a link on the site directed visitors to the survey. A project e-mail address was established to gain further input, and several emails were received. News articles and blogs also covered the project. See Appendix D for public input information.

The most important points from the public input survey are as follows:

1. In terms of preferred activities, the public has a strong preference for visiting overlooks on the Cape Fear River, visiting historic buildings, hiking on trails, accessing multi-use trails, and viewing wildlife.
2. The facilities that the public would utilize the most include multi-use trails, the Visitor Center, boardwalks, and historic buildings.
3. Natural and scenic beauty ranked as the most important item that made for an enjoyable visit. Also important was the ability to take self-guided tours, a variety of recreational amenities offered, and opportunities to learn about history.
4. Some respondents had fond memories of relatives working on Long Valley Farm or visiting there as a child.

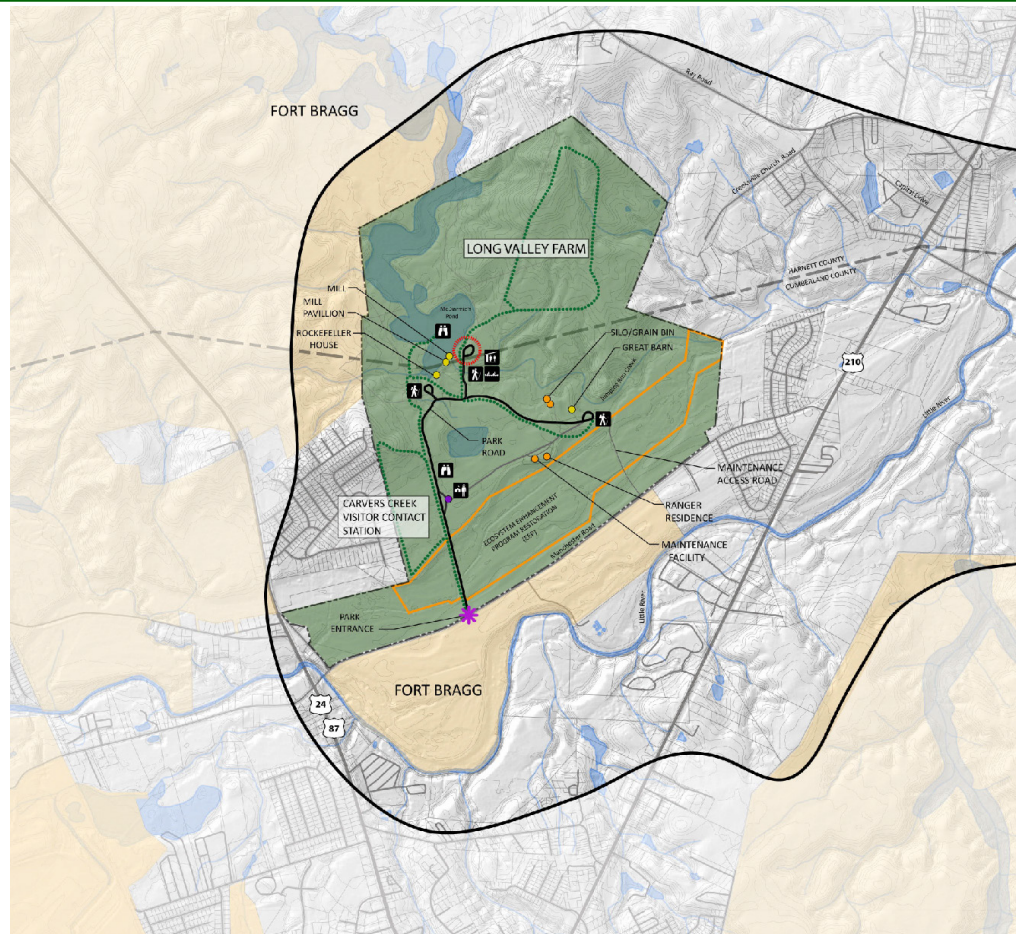
## Park Master Plan Concepts

Three Master Plan concepts were presented to the public during the public input meeting. The three concepts all included plans for natural resource protection, cultural and historic preservation and interpretation, and nature-based recreation opportunities.

The main park development issues that factor heavily in the three concepts are the level of land acquisition, the amount of development, and the level of historic preservation. The level of land acquisition is important because it will dictate the level of connectivity throughout the park. A low level of land acquisition will be cost efficient, but it also means less preservation of natural and historic resources and a lower level of recreational opportunities and connectivity.



*Public Meeting at Pine Forest High School*



The three concepts ranged from the least to most intensive park development:

Concept One: Low Intensity Development

Concept Two: Medium Intensity Development

Concept Three: High Intensity Development

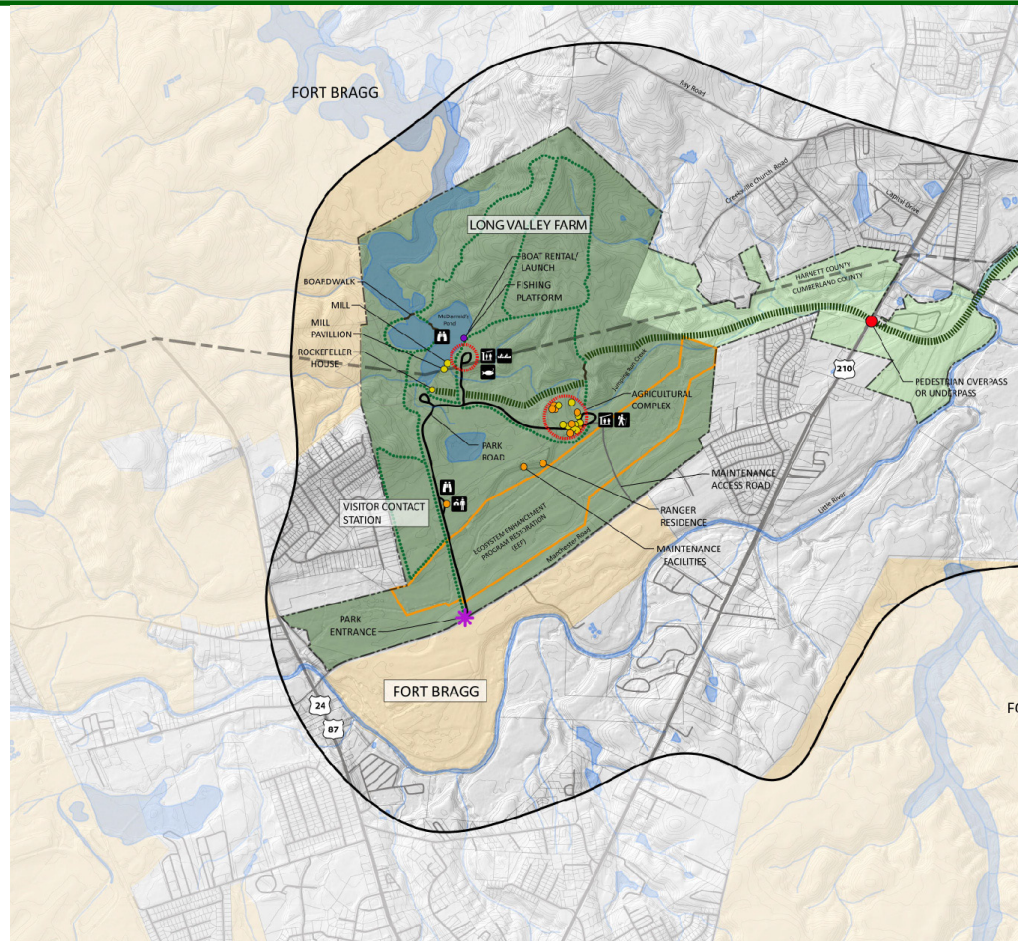
## Concept One

Concept One, shown in Figure 8.1, has the lowest intensity of development of the three concepts. It features two separate properties with no additional land acquisition to provide connectivity between them. Concept One has the least amount of land acquisition and is the most cost efficient concept. It also has the lowest intensity of recreational facilities and a limited amount of historic preservation. This concept focuses on retaining four historic buildings and structures at Long Valley Farm, and provides opportunities for hiking, walking on interpretive trails, bringing your own canoe or kayak, viewing historic buildings from the exterior, and picnicking. The Sandhills Section provides opportunities for hiking, walking on interpretive trails, fishing, primitive camping, utilizing the Visitor Center, and picnicking.



## Chapter 8: Park Master Plan Concepts





## Concept Two

Concept Two, shown in Figure 8.2, offers a medium intensity of development. It features an increased amount of land acquisition as well as an increased level of development and associated cost. This concept acquires a narrow corridor of land to link Long Valley Farm to the Cape Fear River. More historic preservation is provided at Long Valley Farm, and a multi-use trail ties the State Park properties together which allows an increased level of recreational connectivity. This concept focuses on retaining seventeen historic buildings and structures at Long Valley Farm, and provides opportunities for utilizing the multi-use trail, hiking, walking on interpretive trails, walking on a boardwalk through the Cypress-gum swamp, launching your own canoe or kayak, fishing, group camping, viewing historic buildings from the exterior, going on a guided tour of the Rockefeller House, and picnicking. The Sandhills Section provides opportunities for utilizing the multi-use trail, hiking, walking on interpretive trails, fishing, primitive camping, tent/trailer camping, utilizing the Visitor Center, and picnicking. The multi-use trail extends to the Cape Fear River where park users will have opportunities for hiking, viewing the waterfalls and river, picnicking, and accessing the future Cape Fear River Greenway.



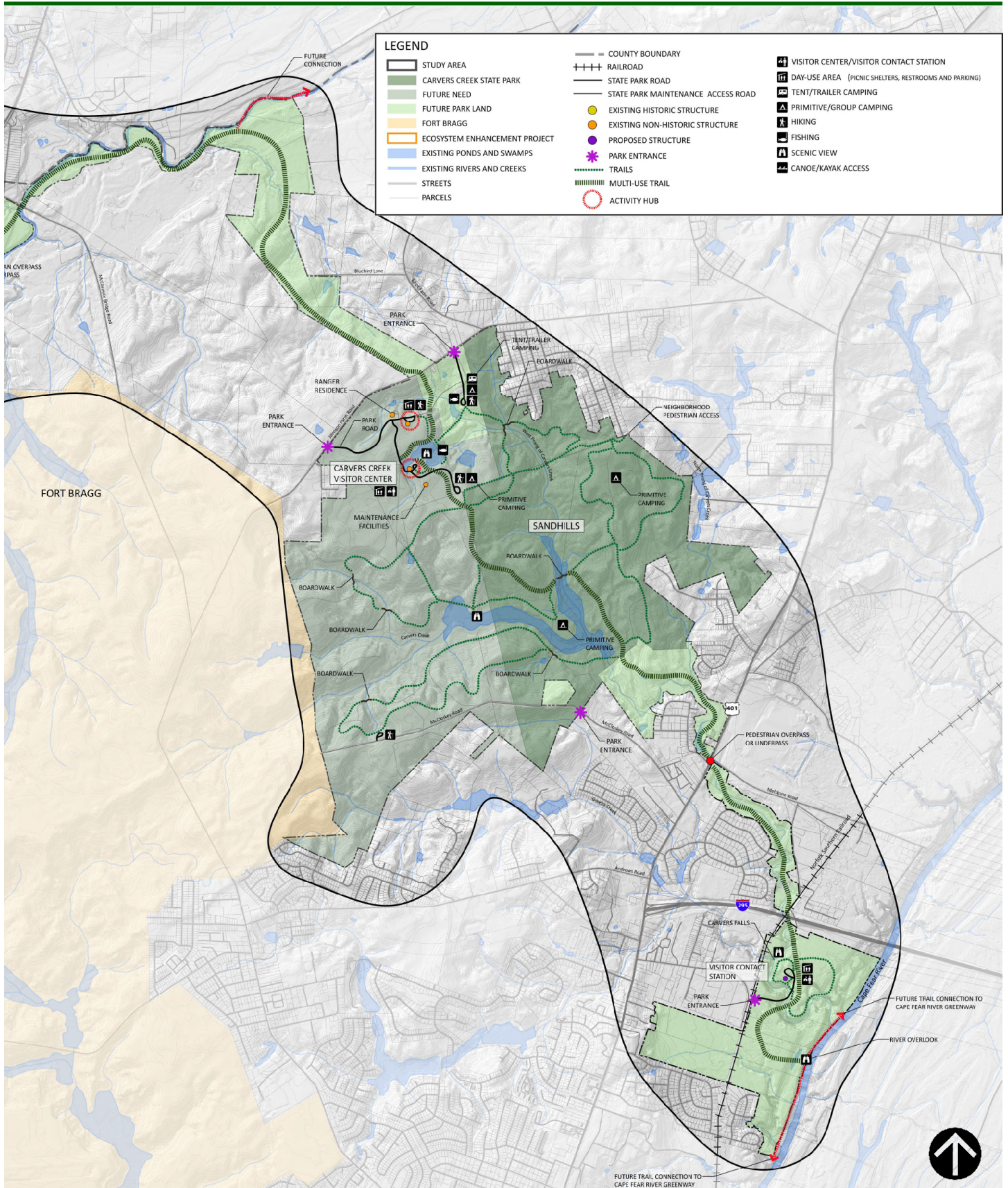
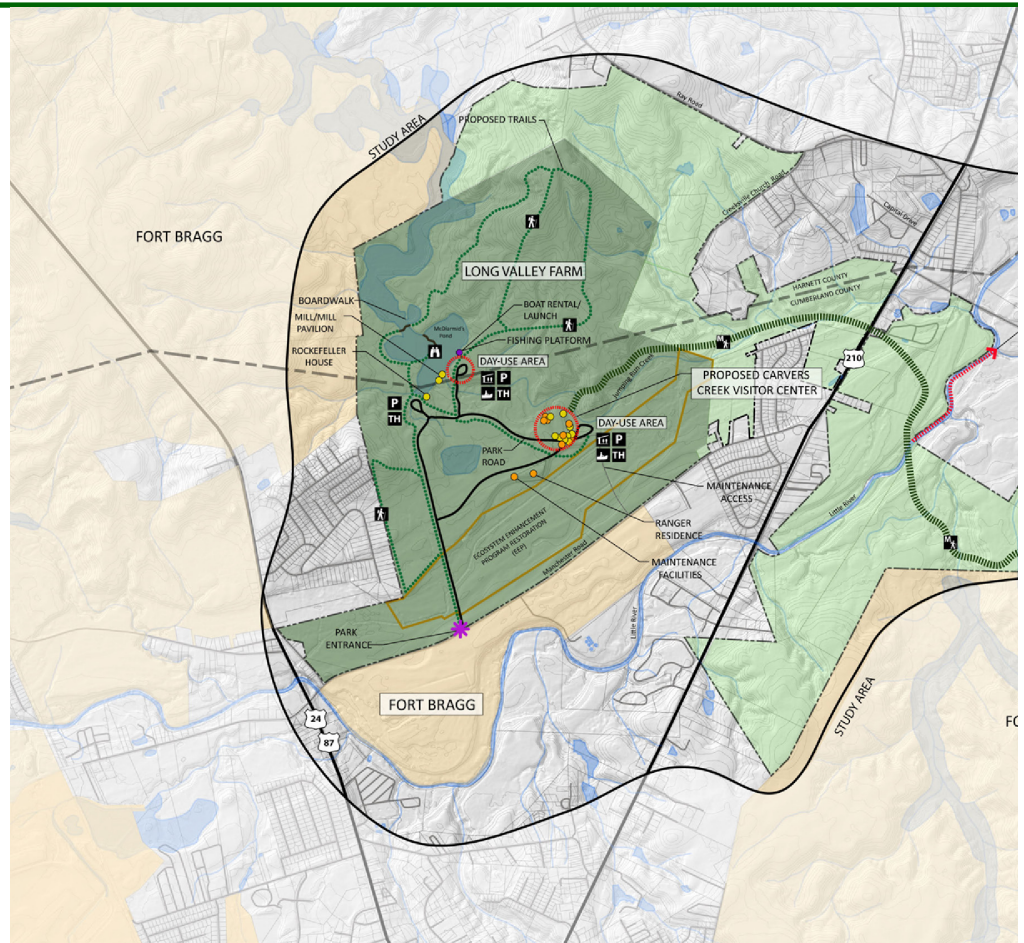


Figure 8.2 Concept Two - Not to Scale





### Concept Three

Concept Three, shown in Figure 8.3, has the highest intensity of development of the three concepts. It also features the highest amount of land acquisition, level of development and the highest associated cost. In Concept Three, significant land would be acquired, with a multi-use trail linking the state park properties together. This concept offers the highest level of historic preservation at Long Valley Farm, the highest level of recreational facilities, and also a high level of ecological and habitat preservation. This concept focuses on retaining 21 historic buildings and structures at Long Valley Farm, and provides opportunities for utilizing the multi-use trail, visiting historic buildings, viewing historic exhibits and artifacts, attending farm/heritage days, viewing a restored historic grist mill in operation, and viewing live demonstrations, such as farming, basket weaving and blacksmithing. This concept also provides opportunities for renting the Rockefeller House or Mill Pavilion, hiking, walking on interpretive trails, walking on a boardwalk through the Cypress-gum swamp, launching your own canoe or kayak, renting a canoe or kayak, group camping, fishing, and picnicking. The Sandhills Section provides opportunities for utilizing the multi-use trail, hiking, walking on interpretive trails, fishing, primitive camping, tent/trailer camping, utilizing the Visitor Center, and picnicking. The multi-use trail extends to the Cape Fear River where park users will have opportunities for hiking, viewing the waterfalls and river, group camping, picnicking, and accessing the future Cape Fear River Greenway.



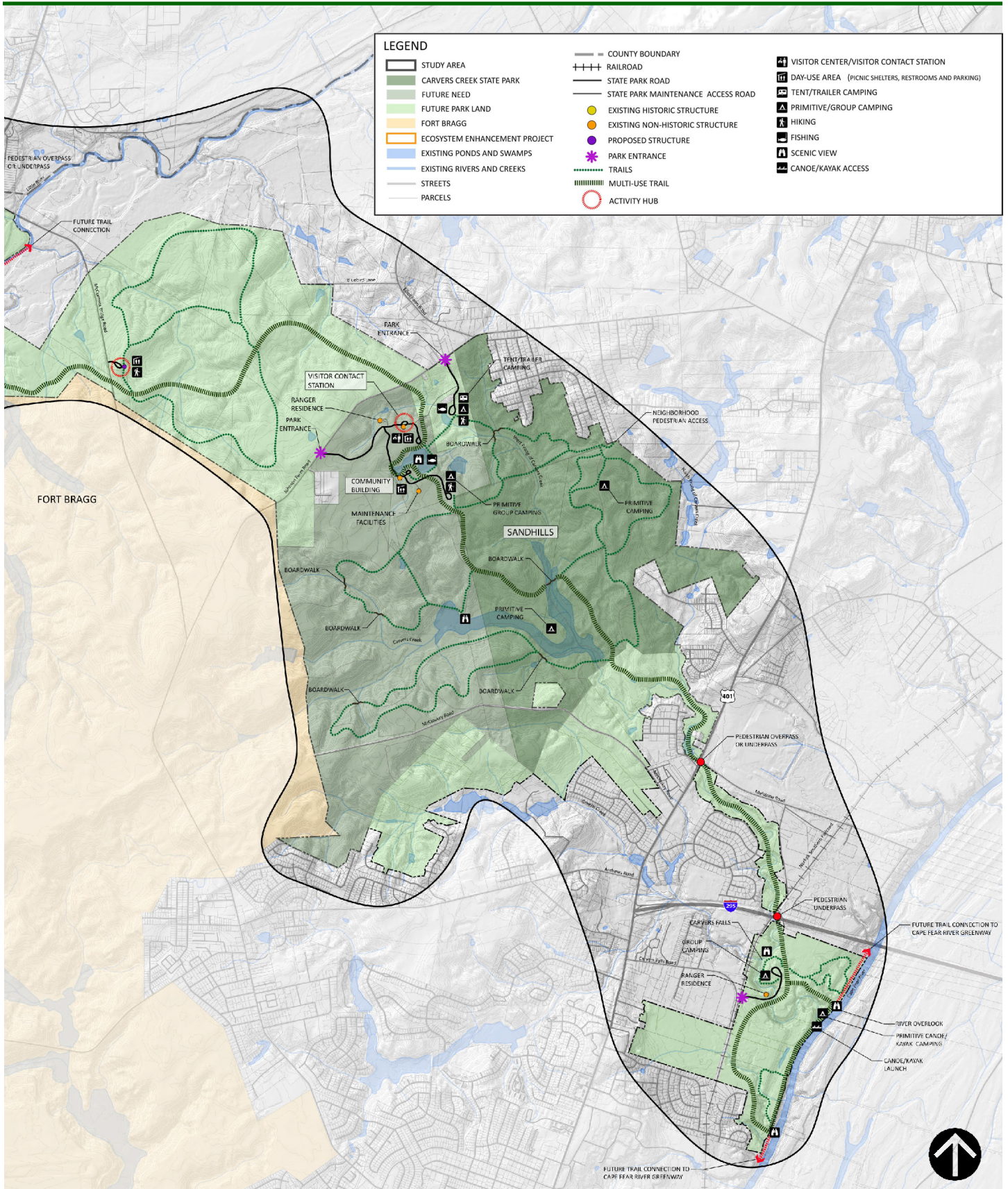
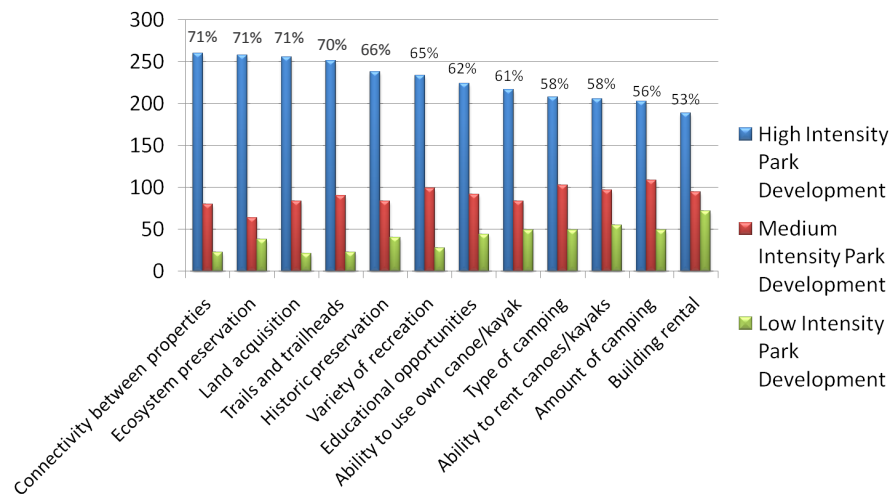


Figure 8.3 Concept Three - Not to Scale

## Summary of Public Responses to the Three Master Plan Concepts

The public preferred a combination of Concepts Two and Three. Of those who preferred Concept Two, most appreciated the amount and the type of camping provided. They also liked the variety of recreational activities, the access to buildings for rentals, and the amount of educational opportunities. Concept Three was the most popular with the public, with over half the respondents preferring the concept. Most preferred this concept because of the amount of habitat preserved, the amount of trail connectivity and land acquisition provided, the amount of hiking and trailheads, and the number of historic structures preserved. The chart below illustrates the preferences of the respondents. The percentages illustrate the number of respondents interested in high intensity park development.

**Number of Respondents**



The input received from the public was evaluated and tabulated in order to formulate an idea of what facilities and activities would be most popular at the park, and what level of development intensity was desired by the public. With this input, along with direction from the N.C. Division of Parks and Recreation, a proposed Park Master Plan was prepared and is explored in more detail as outlined in later chapters. See Appendix D for full Public Input Results.